

Cottonwood Springs Replat A

City of El Paso — City Plan Commission — 2/21/2019



SUSU19-00004 — Resubdivision Combination Applicant requested to postpone 4 weeks

STAFF CONTACT: Brenda Cantu, (915) 212-1642, cantubr@elpasotexas.gov

Owner: Humberto P. Moreno and Gysel Y. Quintero

REPRESENTATIVE: CAD Consulting

LOCATION: North of Borderland and West of Doniphan, ETJ

ACREAGE: 5.3681

VESTED: No

PARK FEES REQUIRED: \$2,740

EXCEPTION/MODIFICATION REQUEST: N/A

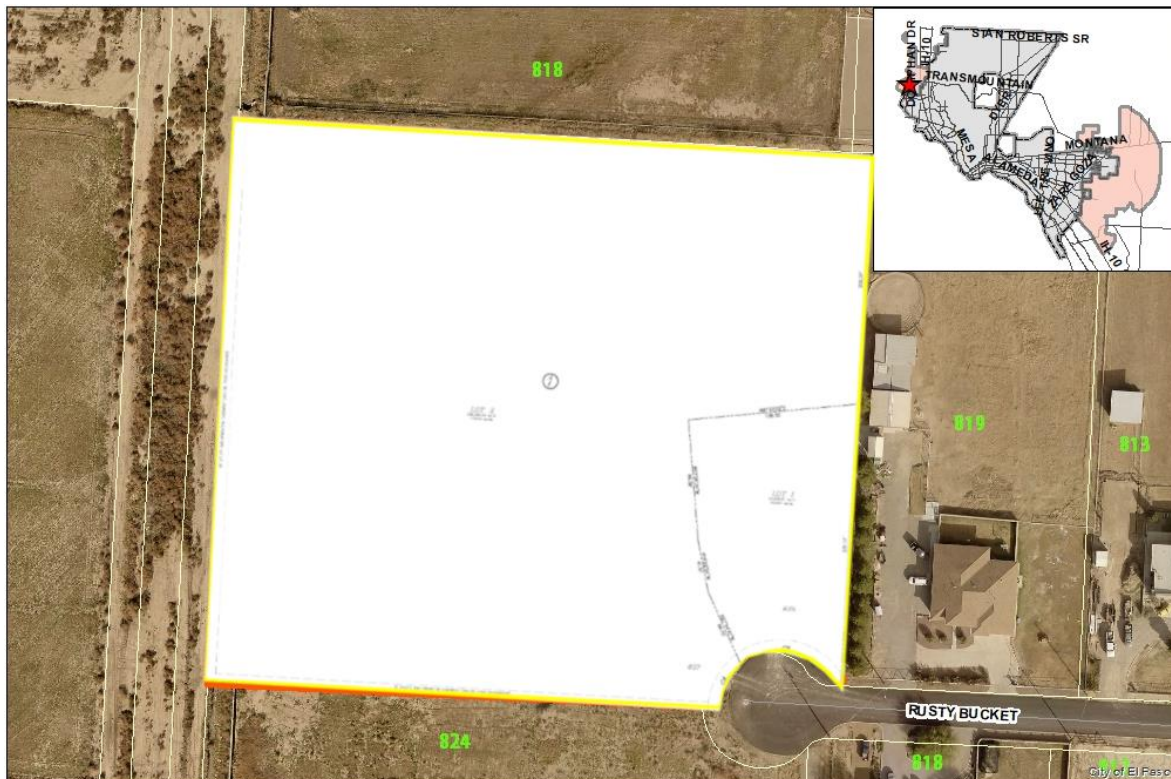
RELATED APPLICATIONS: N/A

PUBLIC INPUT: Yes

STAFF RECOMMENDATION: Pending

SUMMARY OF REQUEST: The applicant proposes to resubdivide 5.3681 acres into two single-family lots. This subdivision is being reviewed under the current subdivision code. Access to the proposed subdivision will be provided via Rusty Bucket Court.

SUMMARY OF DCC RECOMMENDATION: Planning staff and the Development Coordinating Committee's (DCC) recommendation is pending in order to properly send notifications for the public meeting.



DESCRIPTION OF ANY EXCEPTIONS, MODIFICATIONS, OR WAIVERS

N/A

NEIGHBORHOOD CHARACTER: Subject property is located within the City of El Paso's extraterritorial jurisdiction. The surrounding land uses are residential and vacant land. The nearest school is Garcia Elementary (.20 miles). The nearest park is Inca Park (.30 miles). This property is not located within any Impact Fee Service Area.

COMMENT FROM THE PUBLIC: Notice of public hearing was published in the El Paso Times on January 22, 2019 and a notice was mailed to all property owners within the 200 feet of the subject property and within the original subdivision on February 4, 2019. Staff has received 3 phone calls in opposition of the proposed resubdivision of Cottownwood Estates.

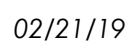
PLAT EXPIRATION:

This application will expire on **February 21, 2022**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

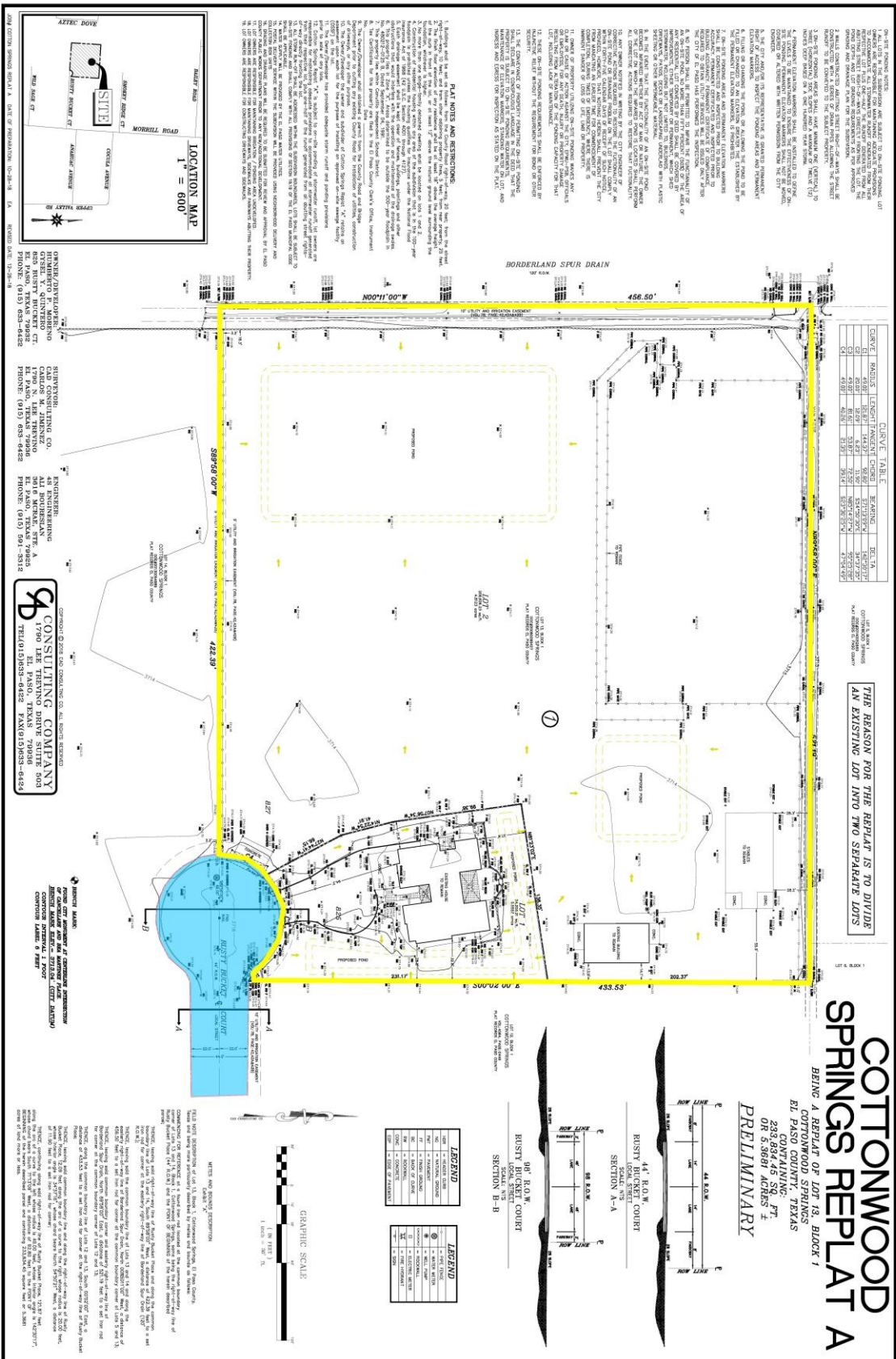
ATTACHMENTS:

1. Aerial Map
2. Preliminary plat
3. Final plat
4. Application
5. Department Comments

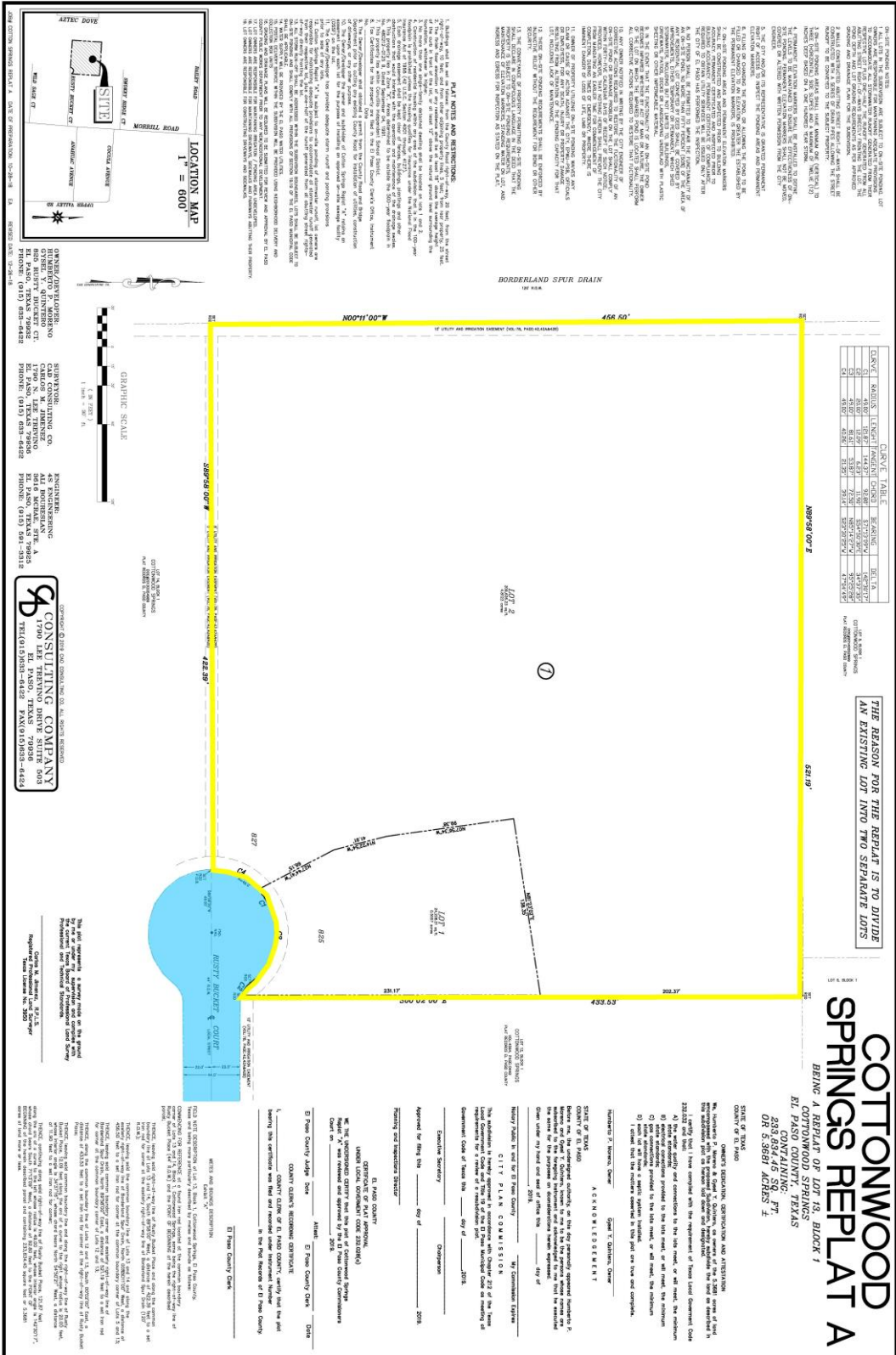
Cottonwood Springs Replat A



ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4



RESUBDIVISION COMBINATION APPLICATION

DATE: _____ FILE NO. SUSU19-00004

SUBDIVISION NAME: COTTON WOOD SPRINGS REPLAT A

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)

LOT 13, BLOCK 1
COTTON WOOD SPRINGS

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>5.3681</u>	<u>2</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	_____	_____	Total No. Sites	_____	<u>2</u>
Industrial	_____	_____	Total (Gross) Acreage	<u>5.3681</u>	_____

3. What is existing zoning of the above described property? _____ Proposed zoning? _____

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes ☒ No ☐

5. What type of utility easements are proposed: Underground ☐ Overhead ☐ Combination of Both ☒

6. What type of drainage is proposed? (If applicable, list more than one)
ON-SITE PONDING

7. Are special public improvements proposed in connection with development? Yes ☐ No ☒

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes ☐ No ☒
If answer is "Yes", please explain the nature of the modification or exception _____

9. Remarks and/or explanation of special circumstances: _____

10. Improvement Plans submitted? Yes ☐ No ☒

11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes ☐ No ☒

If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

Planning & Inspections Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

12. Owner of record HUMBERTO P. MORENO & GYSEL Y. QUINTERO 201-8370
(Name & Address) (Zip) (Phone)

13. Developer _____
(Name & Address) (Zip) (Phone)

14. Engineer CAD CONSULTING CO. 633-6422
(Name & Address) (Zip) (Phone)

OWNER SIGNATURE: [Signature]

REPRESENTATIVE SIGNATURE: [Signature]

REPRESENTATIVE CONTACT (PHONE): 915-633-6422

REPRESENTATIVE CONTACT (E-MAIL): CADCONSULTING1@AOL.COM

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING
UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND
COMPLETENESS.

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ATTACHMENT 5

PLANNING AND INSPECTION DEPARTMENT – PLANNING

Developer / Engineer shall address the following comments:

1: Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:

- a: Current certificate tax certificate(s)
- b: Current proof of ownership.
- c: Release of access document, if applicable.
- d: Set of restrictive covenants, if applicable.

2: Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

PLANNING AND INSPECTION DEPARTMENT – LAND DEVELOPMENT

We have reviewed subject plats and recommend Approval.

The Developer/Engineer shall address the following comments.

- 1. Show existing and proposed drainage flow pattern arrows on the preliminary plat and identify the discharge pond location(s) for all storm water runoff or a typical lot storm-water runoff detail. No drainage calculations nor details needed at this time.
- 2. Show proposed drainage flow pattern for lot 1.
- 3. Provide the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) panel information on the preliminary & filing plat.
- 4. The elevation marker shown on the detail needs to be modified: the marker needs to extend one foot above the ground (DSC 2-7).
- 5. At the improvement plan stage, protect the subject property from storm-water runoff from the adjacent terrain.
- 6. The street cross-section for Rusty Bucket Ct. should show slope and direction.
- 7. Coordinate with The Water Improvement District #1 for any improvements or modifications affecting abutting irrigation ditches.

CAPITAL IMPROVEMENTS DEPARTMENT – PARKS

We have reviewed Cottonwood Springs Replat "A" a resubdivision combination plat map and on behalf of CID Parks & Planning Division, we offer Developer / Engineer the following comments:

Please note that this subdivision is located with-in the City of El Paso Extra Territorial Jurisdiction (ETJ) area and within the Northwest Artcraft B area of potential annexation by the City, thus subject to the calculation for "Parkland / Fees" as it is identified on the official map as described per ordinance Title 19 – Subdivision & Development Plats, Chapter 19.20 - Parks & Open Space as noted below:

Section 19.20.020 - Dedication Required

- A. Dedication Required. All subdivisions located within the corporate limits of the City of El Paso and within those areas designated in the City's extra territorial jurisdiction (ETJ), as identified on an official map kept in the Development Services Department.

Also, please note that subdivisions within the ETJ area do not have a zoning district designation however; applicant has submitted copy of preliminary covenants restricting the use to two (2) Residential lots therefore, "Park fees" will be assessed as follows:

1. If applicant provides copy of final signed / recorded covenants restricting the use to two (2) Residential lots and if gross density waiver is granted by the City Manager or the Planning Department designee, then Applicant shall be required to pay "Park fees" in the amount of \$2,740.00 based on the following calculations:

2 Residential Lots at a rate of \$1,370.00 per dwelling unit = \$2,740.00

Please allocate generated funds under Park Zone NW-14

Nearest Park: Inca Dove Park

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

EL PASO WATER

EPWater-PSB objects to this request.

Public water and sewer is available to serve both lots in the subdivision. Please revise engineering report needs to be revised to reflect connection to the public sewer, no use of septic tank.

Water:

There is an existing 8-inch diameter water main that extends along Rusty Bucket Ct., approximately 10-feet south of and parallel to the northern right-of-way line of Rusty Bucket Ct. This water main is available for service.

EPWU records indicate one (1) 3/4-inch water service meter serving the subject property. The address for this service is 825 Rusty Bucket Ct.

Sewer:

There is an existing 8-inch diameter sanitary sewer main that extends along Rusty Bucket Ct., approximately 18-feet north of and parallel to the southern right-of-way line of Rusty Bucket Ct. This sanitary sewer main is available for service.

General:

Separate water and sewer connections are required to each lot.

Application for additional water and sanitary sewer services should be made 6 to 8 weeks prior to construction work. New service applications are available at 1154 Hawkins, 3rd floor. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater-PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

TXDoT

No comments received.

FIRE

No objections.

SUN METRO

No objections.

EL PASO WATER IMPROVEMENT DISTRICT NO. 1

Applicant needs to submit an application and irrigable land exhibit.

911

No comments received.

CENTRAL APPRAISAL

No objections.